



GUILDCREST ESTATES



184 Margate Road  
Ramsgate CT12 6AG







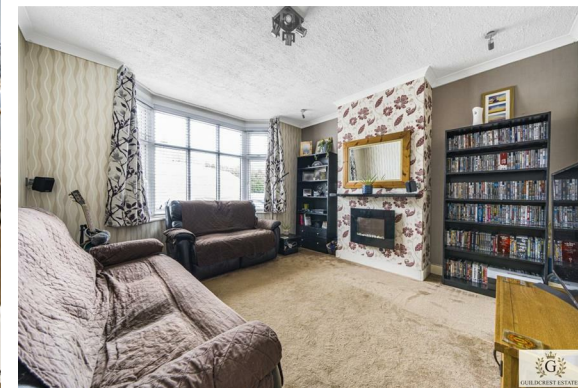
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**Margate Road  
Ramsgate, CT12 6AG  
Asking price £320,000**

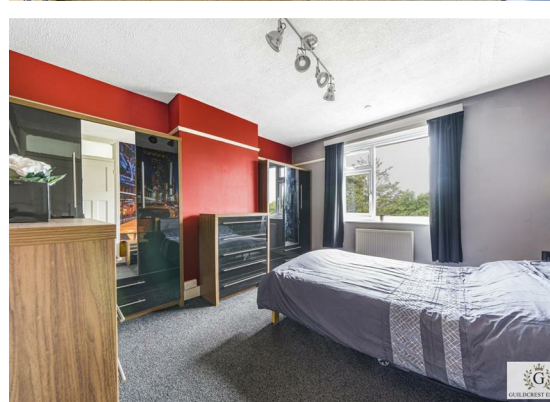
**GREAT SIZE DETACHED FAMILY HOME WITH LARGE GARDEN AND CLOSE TO SCHOOLS AND AMENITIES.....**

A great opportunity to acquire a generous sized 3 bedroom detached family home situated not too far from Ramsgate schools, Town Centre, Blue flag golden beaches, Harbour and Marina with lots of bars and restaurants where you can sit, relax and watch the world go by.

This lovely detached home offers good sized rooms and some originality to the original layout and build. As soon as you walk in the property you will get a lovely homely feel, there is a nice size hallway, good size lounge with a large bay window allowing light to flood the room, this property also benefits from having a separate dining room with double doors leading to a decked entertaining area and modern fully fitted kitchen which offers integrated washing machine, dishwasher and fridge freezer. On the first floor you will find 2 double







bedrooms and a single bedroom currently being used as a study and modern family bathroom with three piece suite.

To the front of the property is plenty of off road parking with side access to an approx 80ft private garden with a sunny aspect. When you walk out into the garden you will find a large decking/entertainment area, perfect for family and friend get togethers, this then leads onto a lawned area and plenty of workshops/sheds at the end of the garden. The great thing about this home is there is also plenty of scope to extend if needed, subject to the relevant planning.

A great first time home or if you are looking to upsize so call us now .....

Council tax band C





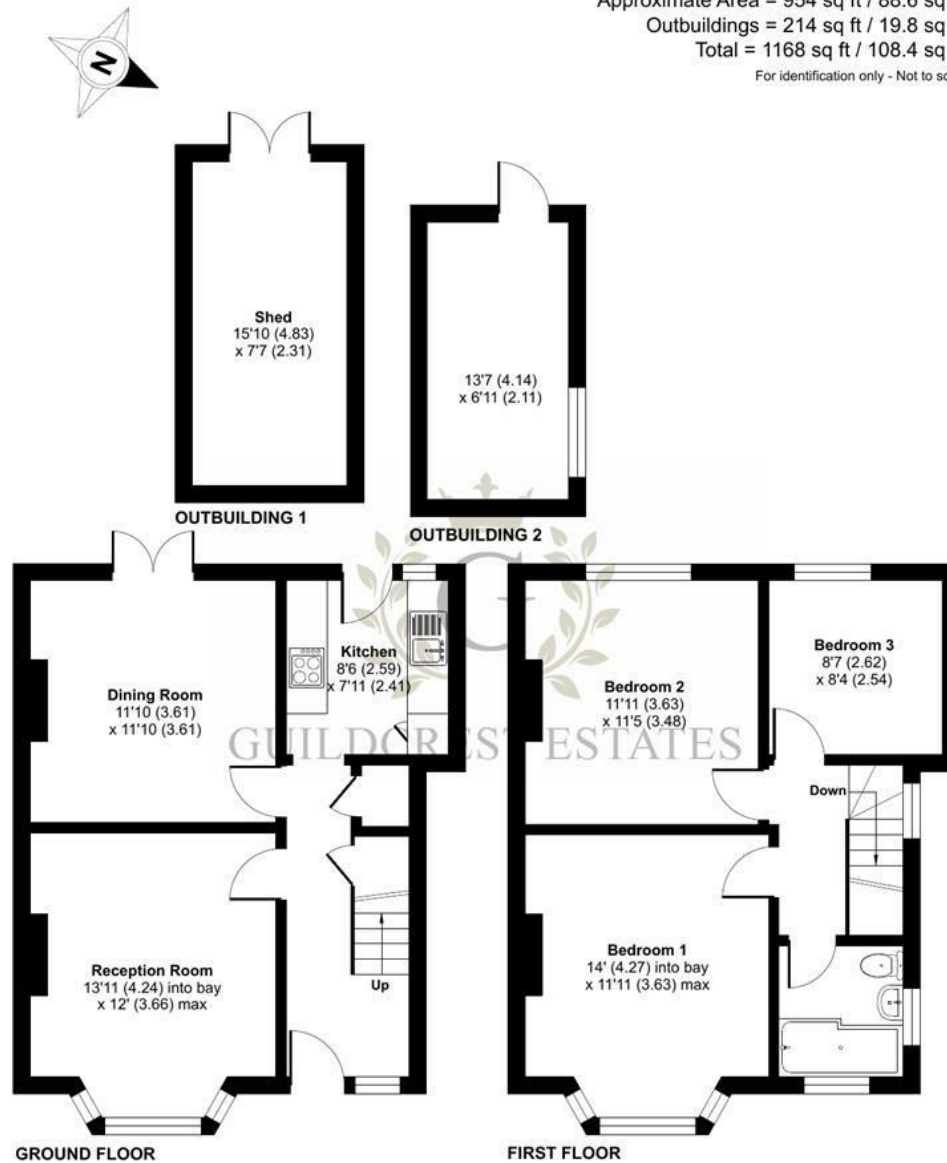
## Margate Road, Ramsgate, CT12

Approximate Area = 954 sq ft / 88.6 sq m

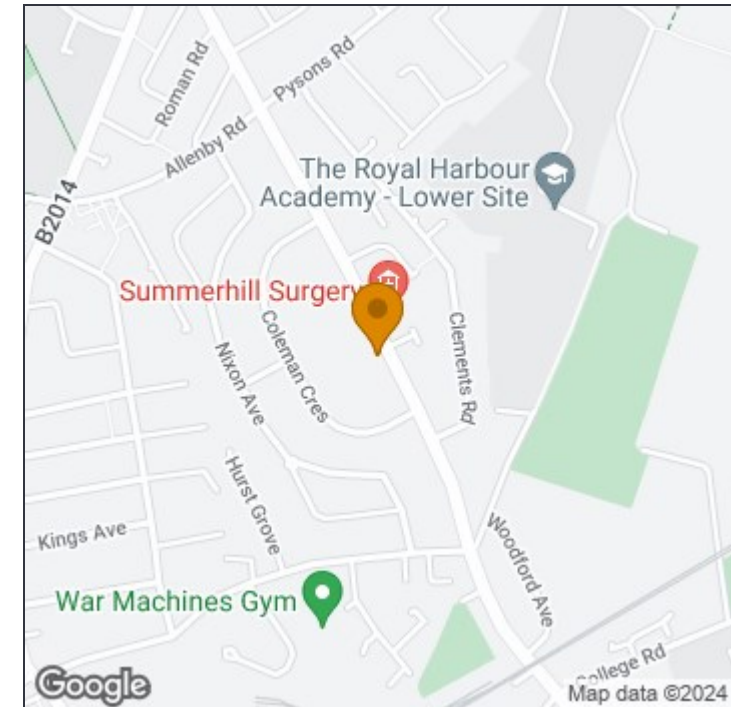
Outbuildings = 214 sq ft / 19.8 sq m

Total = 1168 sq ft / 108.4 sq m

For identification only - Not to scale



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### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Guildcrest Estates Ltd. REF: 989079

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